

**ZONING COMMITTEE  
MINUTES  
WEDNESDAY, MARCH 14, 2007**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, March 14, 2007** in Committee Room #2, at 11: 10 a.m.

The following members were present:

**The Honorable Ivory Lee Young, Jr., Chair  
The Honorable Carla Smith  
The Honorable C. T. Martin  
The Honorable Anne Fauver  
The Honorable Howard Shook  
The Honorable Natalyn Archibong**

The following member was absent:

**The Honorable Joyce Sheperd, Vice Chair**

Others present at the meeting were, Charletta Wilson Jacks, Zoning Administrator, Department of Planning and Community Development; City Attorneys Lem Ward and Peter Andrews, Law Department; and members of the Public and Council

**A. ADOPTION OF AGENDA - ADOPTED AS AMENDED**

**B. APPROVAL OF MINUTES - APPROVED**

**CONSENT AGENDA**

**C. ORDINANCES FOR FIRST READING**

**07-O-0512 ( 1 )**      An Ordinance by Zoning Committee designating the Great  
**Z-07-27**              Atlantic & Pacific Tea Company Building, located at 881  
Memorial Drive, SE, Land Lot 12, of the 14<sup>th</sup> District of  
Fulton County, Georgia and Certain Real Property on which  
it is located, to the Overlay Zoning Designation of Landmark  
Building or Site pursuant to Chapter 20 of the Zoning  
Ordinance of the City of Atlanta and rezoning from I-1 (Light  
Industrial) to I-1/LBS (Light Industrial/Landmark Building  
or Site); to repeal conflicting Laws; and for other purposes.

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING  
COMMITTEE**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE TWO**

**C. ORDINANCES FOR FIRST READING (CONT'D)**

07-O-0513 ( 2)  
**Z-07-28** An Ordinance by Zoning Committee designating the Troy-Peerless Laundry Building, located at 650 Glen Iris Drive, NE, Land Lot 48, of the 14<sup>th</sup> District of Fulton County, Georgia and Certain Real Property on which it is located, to the Overlay Zoning Designation of Landmark Building or Site pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from RG-4-C (Residential General Sector 4 Conditional) to RG-4-C/LBS (Residential General Sector 4 Conditional/Landmark Building or Site); to repeal conflicting Laws; and for other purposes.

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

07-O-0514 ( 3)  
**Z-07-38** An Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta by replacing Chapter 18A. SPI-1 Central Core District Regulations with a Chapter entitled 18A. SPI-1 Downtown Special Public Interest District Regulations; and to eliminate Chapter 18B. SPI-2 North Avenue District Regulations and Chapter 18M. SPI-13 Centennial Olympic Park Special Public Interest District Regulations; and to amend the Official Zoning Map by supplanting existing Zoning Districts SPI-1, SPI-2, SPI-13, C-4 and C-5, with said SPI-1 Downtown District Map, and to eliminate the SPI-1 and SPI-2 Parking Limitation District Maps; to amend the Pedestrian Space Plan Map Part 2 of 2; and to amend Chapter 28A.0010 by Supplanting Subsection (12) Special Public Interest District 1 and eliminate Subsection (13) Special Public Interest District 2 and Subsection (34) SPI-13; and for other purposes.

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE THREE**

**D. PAPERS HELD IN COMMITTEE**

06-O-0038 ( 1)  
**Z-05-56** An Ordinance by Councilmember Carla Smith to amend Various Sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes. **(Held 2/1/06 for further review)**

**HELD**

06-O-0273 ( 2) An Ordinance by Councilmembers Carla Smith, Ivory Lee Young, Jr. and Cleta Winslow correcting Ordinance Number 04-O-0179/Z-04-24 which amended Section 16-29.001(16) "Human Services" including Personal Care Homes, Rehabilitation Centers and Nursing Homes by clarifying and/or redefining certain terms; and for other purposes. **(Held 2/1/06 for further review)**

**HELD**

06-O-0286 ( 3)  
**Z-06-05** An Ordinance by Zoning Committee to rezone from the RG-4-C-HBS (Residential General-Sector 4 Conditional-Historic Building/Site) and RG-4-C (Residential General-Sector 4-Conditional) Districts, to the RG-4-C (Residential General-Sector 4-Conditional) District, property located at **2494 and 2510 Peachtree Road (a.k.a. 2500 Peachtree Road), NE**, fronting approximately 387.76 feet on the west side of Peachtree Road, beginning 400 feet from the southwest corner of Muscogee Avenue and Peachtree Road. **(Held 3/29/06 for further review)**

Depth: Varies  
Area: Approximately 3.086 Acres  
Land Lot: 112, 17<sup>th</sup> District, Fulton County, Georgia  
Owner: 2500 Peachtree Condominium Association, Inc.  
Applicant: 2500 Peachtree Condominium Association, Inc.  
**NPU-C Council District 8**

**HELD**

06-O-1950 ( 7)  
**Z-06-92**

An **Amended** Ordinance by Zoning Committee to rezone from the R-5 (Single-Family Residential) District to the RG-4 (Residential General-Sector 4) District, property located at **575 Boulevard, SE, (578 Rosalia Street, SE)**, fronting approximately 100 feet on the west side of Boulevard. **(Held 11/1/06 pending CDP Public Hearing)**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE FIVE**

**D. PAPERS HELD IN COMMITTEE (CONT'D)**

Depth: Varies  
Area: Approximately 0.339 Acre  
Land Lot: 44, 14<sup>th</sup> District, Fulton County, Georgia  
Owner: Atlanta Decatur Oxford District United  
Methodist Church, Bobby A. Jones, Trustee  
Chair  
Applicant: Jeffrey L. Wilson  
**NPU-W** **Council District 1**

**HELD**

06-O-0955 ( 8) **A Substitute** Ordinance by Zoning Committee to rezone from  
**Z-06-44** the I-1-C (Light Industrial-Conditional) District to the MR5-A  
(Multi-Family Residential) District, property located at **1155  
Hill Street, SE**, fronting approximately 350 feet on the west  
side of Hill Street and approximately 272 feet on the north  
side of Englewood Avenue. **(Held 11/1/06 at the request of  
District Council Person)**

Depth: Varies  
Area: Approximately 8.719 Acres  
Land Lot: 55, 14<sup>th</sup> District, Fulton County, Georgia  
Owner: Jack and Harvey Taffel  
Applicant: Chaz E. Waters/Skyline Partners, LLC.  
**NPU-Y** **Council District 1**

**HELD**

06-O-2283 ( 9) An Ordinance by Councilmembers Joyce M. Sheperd and  
Cleta Winslow authorizing the Mayor or her designee to place  
interim development controls on construction on all vacant  
parcels in the Murphy Triangle (lying within the boundaries  
of Murphy Avenue, Warner Street, Allene Avenue and Sylvan  
Road) for a period not to exceed nine (9) months; and for  
other purpose. **(Held 11/1/06 at the request of the author  
of the legislation)**

**HELD**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE SIX**

**D. PAPERS HELD IN COMMITTEE (CONT'D)**

- 06-O-1927 (10) An Ordinance by Councilmembers Howard Shook, H. Lamar Willis, Jim Maddox and Ceasar C. Mitchell **as substituted by Zoning Committee** to amend the 1982 Zoning Ordinance of the City of Atlanta, As Amended, so as to create a New Chapter to be entitled, 8B, Fulton County Townhouse Residential; to establish design guidelines for said District; to enact, by reference and incorporation, a Map establishing the boundaries of said District for the Cascade Glenn; to amend the City of Atlanta Zoning Maps; to modify the zoning process for annexations; and for other purposes. **(Forwarded with no recommendation by Zoning Committee 9/13/06) (Referred back by Council 12/04/06) (Held 12/13/06 for further review)**

**HELD**

- 06-O-2485 (11) An Ordinance by Councilmember Ceasar C. Mitchell to  
**Z-06-142** amend the 1982 City of Atlanta's Zoning Ordinance as amended to rezone the property located at 559 Pryor Street from the Mechanicsville Neighborhood SPI-18, Subarea #4 District to the SPI-18, Subarea #1 District; and for other purposes. **(Held 1/31/07 pending CDP Amendment Public Hearing)**

**Councilmember Fauver made a motion to approve. The vote was unanimous.**

**FAVORABLE**

- 06-O-2689 (12) An Ordinance by Zoning Committee to rezone from the  
**Z-06-127** C-1 (Community Business) and R-4 (Single-Family Residential) Districts to the MRC-1 (Mixed Residential Commercial) District, property located at **2370 and 2380 Hosea Williams Drive, (formerly known as Boulevard Drive and also addressed as 2374) SE**, fronting approximately 150.27 feet on the north side of Hosea Williams Drive and located at the intersection of Hosea Williams Drive and Second Avenue. **(Held 2/28/07 for pending CDP Amendment)**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE SEVEN**

**D. PAPERS HELD IN COMMITTEE (CONT'D)**

Depth: Approximately 200 Feet  
Area: Approximately 0.688 Acre  
Land Lot: 204, 15<sup>th</sup> District, Dekalb County, Georgia  
Owner: 2<sup>nd</sup> Avenue Associates, LLC.  
Applicant: Eric Kronberg  
**NPU-O Council District 5**

**Councilmember Shook made a motion to approve. The vote was unanimous.**

**FAVORABLE**

07-O-0144 (13)  
**Z-06-133**

An Ordinance by Zoning Committee to rezone from the C-1-C (Community Business-Conditional) and I-1 (Light Industrial) District to the MR-5A-C (Multi-Family Residential-Conditional) District, property located at **608 Ralph McGill Boulevard, NE and a parcel formerly designated as the former Fortune Street public Right-of-Way (Parcel Number-14-0018-0007-020-21)** fronting approximately 370 feet on the north side of Ralph McGill Boulevard at the eastern corner of the intersection of Ralph McGill Boulevard and Glen Iris Drive. **(Held 2/28/07 for pending CDP Amendment)**

Depth: Varies  
Area: Approximately 2.44 Acres  
Land Lot: 18, 14<sup>th</sup> District, Fulton County, Georgia  
Owner: H. Inman Allen  
Applicant: Caleb Racicot/SEC Development c/o Southeast Capital Partners  
**NPU-M Council District 2**

**Councilmember Shook made a motion to approve. The vote was unanimous.**

**FAVORABLE**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE EIGHT**

**D. PAPERS HELD IN COMMITTEE (CONT'D)**

07-O-0143 (14) An Ordinance by Zoning Committee to rezone from the I-1  
**Z-06-132** (Light Industrial) District to the MRC-3-C (Mixed Residential-  
Commercial-Conditional) District, property located at **640, 660, 680 and 700 Ralph McGill Boulevard, NE and 645 Angier Avenue, NE**, fronting approximately 874.5 feet on the north side of Ralph McGill Boulevard beginning approximately 370 feet from the eastern corner of Glen Iris Drive. **(Held 2/28/07 to travel with companion legislation)**

Depth: Varies

Area: Approximately 7.86 Acres

Land Lot: 18, 14<sup>th</sup> District, Fulton County, Georgia

Owner: H. Inman Allen

Applicant: Caleb Racicot/SEC Development c/o Southeast Capital Partners

**NPU-M**

**Council District 2**

**Councilmember Fauver made a motion to approve. The vote was unanimous.**

**FAVORABLE**

**E. ITEMS NOT ON THE AGENDA**

06-O-2303 ( 1) An **Amended** Ordinance by Zoning Committee to rezone  
**Z-06-118** from the RL-C (Residential Limited-Commercial) District to the C-1-C (Community Business-Conditional) District, property located at **3144 and 3150 East Shadowlawn Avenue, NE and that 3183 (a.k.a. addressed as 3181-3185) Peachtree Road, NE**, be changed from the C-3 (Commercial Residential) District to the C-3-C (Commercial Residential-Conditional) fronting approximately 57 feet on the south side of East Shadowlawn Avenue, beginning approximately 307 feet from the southeast corner of Peachtree Road.

Depth: Approximately 125 Feet

Area: Approximately 0.163 Acre

Land Lot: 61, 17<sup>th</sup> District, Fulton County, Georgia

Owner: Atloon Properties, LLC

Applicant: 3183 Peachtree Road Partners, LP c/o Smith, Grambrell and Russell

**NPU-B**

**Council District 7**



**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE NINE**

**E. ITEMS NOT ON THE AGENDA (CONT'D)**

**Councilmember Shook made a motion to approve. The vote was unanimous.**

**FAVORABLE**

**07-O-0391 ( 2)  
CDP-07-04** An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **2374 & 2380 Hosea Williams Drive, SE**, from the "Low Density Commercial" and "Single Family Residential" Land Use Designations to the "Low Density Commercial" Land Use Designation; and for other purposes. **(1<sup>st</sup> Quarter CDP Public Hearing was held on 3/12/07) (Favorable by CD/HR Committee)**  
**NPU-O** **Council District 5**

**Councilmember Fauver made a motion to approve. The vote was unanimous.**

**FAVORABLE**

**07-O-0393 ( 3)  
CDP-07-06** An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **559 Pryor Street, SW**, from the "Medium Density Residential" Land Use Designation to the "Low Density Commercial" Land Use Designation; and for other purposes. **(1<sup>st</sup> Quarter CDP Public Hearing was held on 3/12/07) (Favorable by CD/HR Committee)**  
**NPU-V** **Council District 4**

**Councilmember Shook made a motion to approve. The vote was unanimous.**

**ZONING COMMITTEE MINUTES  
WEDNESDAY, MARCH 14, 2007  
PAGE TEN**

**E. ITEMS NOT ON THE AGENDA (CONT'D)**

**FAVORABLE**

07-O-0394 ( 4)  
**CDP-07-07**

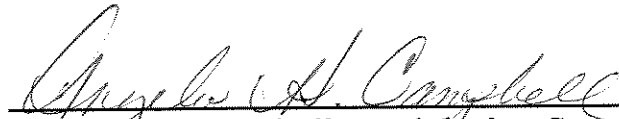
An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **608 Ralph McGill and the Fortune Street Right-of-Way**, from the "Low Density Commercial" and "Mixed-Use" Land Use Designations to the "Mixed-Use" Land Use Designation; and for other purposes. **(1<sup>st</sup> Quarter CDP Public Hearing was held on 3/12/07) (Favorable by CD/HR Committee)**  
**NPU-M** **Council District 2**

**Councilmember Fauver made a motion to approve. The vote was unanimous.**

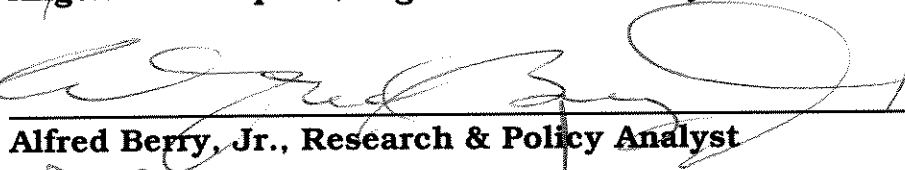
**FAVORABLE**

**There being no further business to come before the Zoning Committee the meeting was adjourned at 11:25 a.m.**

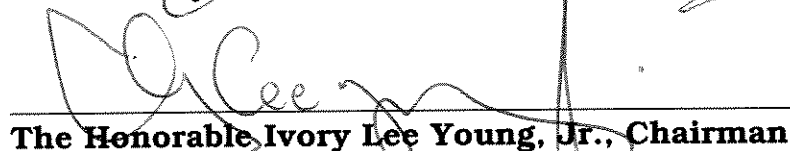
**Respectfully submitted:**



**Angela H. Campbell, Legislative Secretary**



**Alfred Berry, Jr., Research & Policy Analyst**



**The Honorable Ivory Lee Young, Jr., Chairman**